



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TROWBRIDGE.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN GLENN TROWBRIDGE, MEMBERS STEVEN EVANS, RICHARD TRUESDELL, BYRON GOYNES, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., JOHN KORKOSZ – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, VICTOR BALANOS – PUBLIC WORKS, JAMES LEWIS – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006**

SUBJECT:

Approval of the minutes of the July 13, 2006 Planning Commission Meeting

MOTION:

DUNNAM - APPROVED – UNANIMOUS with EVANS abstaining as he had been excused from the July 13, 2006 Planning Commission meeting

MINUTES:

There was no discussion.

(6:04 – 6:05)

1-43

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, withdrawn without prejudice or tabled. Letters are on file for each of the requests.

Item 1 [TMP-14763]	TABLED
Item 4 [VAR-14313]	Abeyance to 8/24/2006 Planning Commission Meeting
Item 5 [SDR-14311]	Abeyance to 8/24/2006 Planning Commission Meeting
Item 23 [ZON-13854]	Abeyance to 9/7/2006 Planning Commission Meeting
Item 24 [VAR-13853]	Abeyance to 9/7/2006 Planning Commission Meeting
Item 25 [VAC-13850]	Abeyance to 9/7/2006 Planning Commission Meeting
Item 26 [SDR-13852]	Abeyance to 9/7/2006 Planning Commission Meeting
Item 29 [ZON-13896]	Abeyance to 9/21/2006 Planning Commission Meeting
Item 30 [VAR-13900]	Abeyance to 9/21/2006 Planning Commission Meeting
Item 31 [SUP-13902]	Abeyance to 9/21/2006 Planning Commission Meeting
Item 32 [SUP-13903]	Abeyance to 9/21/2006 Planning Commission Meeting
Item 33 [SDR-13904]	Abeyance to 9/21/2006 Planning Commission Meeting
Item 39 [SUP-13376 – Rescind]	Abeyance to 9/7/2006 Planning Commission Meeting
Item 40 [SUP-13376]	Abeyance to 9/7/2006 Planning Commission Meeting
Item 41 [SDR-13820]	TABLED
Item 58 [VAR-14759]	STRIKE
Item 60 [SUP-14377]	Abeyance to 9/7/2006 Planning Commission Meeting

City of Las Vegas

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Discussion Items

MINUTES – Continued:

MR. RANKIN indicated that the applicant requested that Item 1 [TMP-14763] be tabled.

Item 4 [VAR-14313] and Item 5 [SDR-14311] need to be held in abeyance to the 8/24/2006 Planning Commission meeting as it is pending an approval of an annexation into the City.

The applicant has asked to hold Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850] and Item 26 [SDR-13852] in abeyance as they are revising the site plan and are working with the State in order to address the location of the Vacation.

Regarding Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904], MR. RANKIN explained that the applicant requested these items be held to the 9/21/2006 Planning Commission in order to host additional neighborhood meetings.

The applicant for Item 39 [SUP-13376 – Rescind] and Item 40 [SUP-13376] was unable to attend this meeting and asked an abeyance to the 9/7/2006 Planning Commission meeting.

The applicant requested to table Item 41 [SDR-13820] as they are working out some road alignment and traffic issues for that project.

Staff and the applicant requested that Item 58 [VAR-14759] be stricken as the parking Ordinance became effective on Sunday; therefore, the Variance is no longer needed.

The applicant requested that Item 60 [SUP-14377] be held in abeyance, but did not indicate the reason. Staff supported the request.

(6:05 – 6:08)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

CHAIRMAN TROWBRIDGE announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TROWBRIDGE read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

CHAIRMAN TROWBRIDGE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-14763 - TENTATIVE MAP - CLIFFS EDGE POD 308 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY LP - Request for a Tentative Map FOR A 163-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PD (Planned Development) Zone [M (Medium Density Residential) Cliffs Edge Special Land Use Designation], Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **TABLED** per applicant's request.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Request to table by Applicant

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested that Item 1 [TMP-14763] be tabled.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-14767 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A NINE LOT RESIDENTIAL SUBDIVISION on 493 acres adjacent to the northwest corner of Alta Drive and Vista Run Drive (APN 137-22-000-015), P-C (Planned Community) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Amended Conditions by Public Works

MOTION:

EVANS – APPROVED subject to conditions and amending Conditions 11 and 15 as read for the cord as follows:

11. All private improvements and landscaping within public rights of way or common areas shall be maintained by the Master Developer or his designee. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all abutting street intersections.
15. The Final Map for this site shall grant a minimum 5-foot wide pedestrian walkway easement overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right-of-way and a statement shall be added to the Final Map Owner's Certificate.

– UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 2 – TMP-14767

MOTION – Continued:

NOTE: COMMISSIONER TRUESDELL disclosed that he is working with a client to lease office space in one of the office buildings in Summerlin, which is unrelated to their home building in Summerlin and will vote on the item.

This is Final Action

MINUTES:

BART ANDERSON, Public Works Department, indicated that Conditions 11 and 15 would need to be modified, which he read into the record. MR. ANDERSON added that the applicant is aware and in agreement of the condition changes.

(6:08 – 6:10)

1-226

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning Z-0119-96, the Summerlin West Development Agreement (DA-0001-96) and the Revised Summerlin Development Standards, approved May 19, 2004.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Deviations for roadway design configurations and streetlight locations as accepted by the City Engineer on November 10, 2003, and as shown on the Tentative Map, may be incorporated into the submitted construction drawings and recorded Final Map for this site.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 2 – TMP-14767

CONDITIONS – Continued:

7. Dedicate and construct appropriate public street right-of-way in accordance with the approved Traffic Impact Analysis and Summerlin Development and Improvement Standards. If the Traffic Impact Analysis causes changes to the street layout and widths proposed with this Tentative Map, then a revised Tentative Map must be resubmitted and reheard before the Planning Commission prior to submittal of a Final Map for this site.
8. The construction of the collector road on the western edge of this village (Sky Vista Drive) may be deferred; final determination of construction requirements shall be determined at the time of approval of the Traffic Study for the future villages adjacent to the west edge of this site or at the time of approval of a Tentative Map for such future villages; whichever occurs first.
9. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.
10. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
11. All private improvements and landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. An Encroachment Agreement shall be submitted prior to installation of any private improvements or landscaping within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all abutting street intersections.
12. A Master Streetlight Plan for Summerlin Village 23B must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
13. Label the streets on the Final Map as either public or private. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc) as required by the Department of Public Works.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 2 – TMP-14767

CONDITIONS – Continued:

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. This map shall grant a minimum 5-foot wide pedestrian walkway easement overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way and a statement shall be added to the Final Map.
16. Site development to comply with all applicable conditions of approval for Z-119-96, the approved Drainage Study, the Summerlin West Master Sewer Plan Study, applicable Summerlin Standards and all other applicable site related actions.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted Summerlin and/or City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-14680 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: RANCH HOUSE ROAD LLC - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.46 acres at 6000 and 6050 Sky Pointe Drive (APN 125-27-201-021), Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Angelo Cassaro

MOTION:

EVANS – APPROVED subject to conditions Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766] – **UNANIMOUS**

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 10,2006
Planning and Development Department
Item 3 – ZON-14680

MINUTES – Continued:

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766].

(6:10 – 6:15)

1-229

CONDITIONS:

Planning and Development

1. This Rezoning request shall go direct to Ordinance, and is not subject to a resolution of intent.

Public Works

2. Site development to comply with all applicable conditions of approval for Z-109-91, the Town Center Lounge Commercial Subdivision both TMP-1904 and TMP-13798, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-14313 - VARIANCE - PUBLIC HEARING - APPLICANT: DENNIS IWASAKA
OWNER: MAX JONES PROFESSIONAL PLAZA - Request for a Variance to allow A
 PROPOSED 21,551 SQUARE-FOOT TWO STORY OFFICE BUILDING TO HAVE A
 SETBACK OF 53 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE
 105 FEET on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office)
 Zone, Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the August 24, 2006 PC.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by PRE Engineering and protest letter by Steven Shinn, Esq.

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that Item 4 [VAR-14313] and Item 5 [SDR-14311] need to held in abeyance to the 8/24/2006 Planning Commission meeting as it is pending an approval of an annexation into the City.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-14311 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-14313 - PUBLIC HEARING - APPLICANT: DENNIS IWASAKA OWNER: MAX JONES PROFESSIONAL PLAZA - Request for a Site Development Plan Review FOR A PROPOSED 21,551 SQUARE-FOOT TWO STORY OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office) Zone, Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the August 24, 2006 PC.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by PRE Engineering and protest letters by Steven Shinn, Esq. and Robert Moore on behalf of Green Valley Grocery

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that Item 4 [VAR-14313] and Item 5 [SDR-14311] need to held in abeyance to the 8/24/2006 Planning Commission meeting as it is pending an approval of an annexation into the City.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-14774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PANDA RESTAURANT GROUP - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH on property located on the east side of Centennial Center Boulevard, approximately 240 feet north of Ann Road (APN 125-27-411-010), T-C (Town Center) Zone, Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Bud Buehler
6. Submitted after final agenda – condition conformation letter by Bruce Barton and David Kuo

MOTION:

EVANS – APPROVED subject to conditions Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766] – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 6 – SUP-14774

MINUTES – Continued:

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766].

(6:10 – 6:15)

1-229

CONDITIONS:

Planning and Development

1. Conformance to all conditions of approval for the master development plan for the site, SDR-2208, and SDR-14777 except as amended by conditions herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-14777 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-14774 - PUBLIC HEARING - APPLICANT: PANDA RESTAURANT GROUP - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,448 SQUARE FOOT RESTAURANT WITH DRIVE THROUGH AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS on property located on the east side of Centennial Center Boulevard, approximately 240 feet north of Ann Road (APN: 125-27-411-010), T-C (Town Center) Zone, Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Bud Buehler
6. Submitted after final agenda – condition conformation letter by Bruce Barton and David Kuo

MOTION:

EVANS – APPROVED subject to conditions Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766] – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 7 – SDR-14777

MINUTES – Continued:

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766].

(6:10 – 6:15)

1-229

CONDITIONS:

Planning and Development

1. Conformance to all conditions of approval for the master development plan for the site, SDR-2208, except as amended by conditions herein.
2. The previously-approved Site Development Plan Review for the subject portion of the development site, SDR-5989, shall be expunged.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-14774 shall be required.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan, landscape plan, date stamped 07/14/06, and building elevations, date stamped 6-27-06 except as amended by conditions herein.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of one loading space designed in accordance with Title 19.10.020
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 7 – SDR-14777

CONDITIONS – Continued:

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect gated and roofed trash enclosures and a loading zone for each building.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All signage shall be in conformance with the approved Master Sign Plan for the subject site.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 7 – SDR-14777

CONDITIONS – Continued:

Public Works

17. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the updated Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for the Centennial Gateway Commercial Subdivision and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-14684 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DESERT INN CVS, L.L.C. DBA CVS PHARMACY 2955 - OWNER: SCP 2002E-40, L.L.C. - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 3290 South Fort Apache Road (APN 163-08-421-004), C-1 (Limited Commercial), Ward 2 (Wolfson).

C.C.: 09/06/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Thomas Moffitt
6. Submitted at meeting – survey of area liquor sales by Cathy Hammett

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

DOUG RANKIN, Planning and Development Department, explained that the request is to add off-sale liquor inside an established pharmacy. The use of the location will not be altered and there are no protected uses within the 400-foot distance requirement. Staff recommended approval.

CATHY HAMMETT, 3327 Urves Street, Unit 132, submitted a survey of the area listing the establishments that sell liquor or serve liquor within a one mile radius of her home. She disapproves of a pharmacy selling packaged liquor.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 8 – SUP-14684

MINUTES:

ATTORNEY MATTHEW SALTZMAN, 3320 West Sahara Avenue, appeared on behalf of CVS and stated that an acquisition was recently completed of all freestanding SavOn Drug Stores in Nevada. Almost all SavOn stores sell packaged liquor and this request would permit packaged liquor sales for several of the CVS stores which currently do not sell liquor. Upon the completion of the acquisition, all SavOn's will be converted to CVS stores and should be uniform with the sale of goods and services. He agreed to all conditions and requested approval.

COMMISSIONER EVANS acknowledged MS. HAMMET'S opposing comments but had no reason to deny the application and therefore supported the request.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:15 – 6:19)
1-374

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Retail Establishment With Accessory Package Liquor Off-Sale use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. The space used for the sale of package liquor shall be limited to 10% of the overall floor area of the building.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-14687 – SPECIAL USE PERMIT – PUBLIC HEARING – APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 – OWNER: CVS 2990 LAS VEGAS, L.L.C. - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.55 acres at 6391 West Lake Mead Boulevard (APN 138-23-720-005), C-1 (Limited Commercial), Ward 6 (Ross).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 5 (WEEKLY).

C.C.: 09/06/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Thomas Moffitt

MOTION:

EVANS – APPROVED subject to conditions Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766] – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 9 – SUP-14687

MINUTES – Continued:

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766].

(6:10 – 6:15)

1-229

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Retail Establishment With Accessory Package Liquor Off-Sale use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. The space used for the sale of package liquor shall be limited to 10% of the overall floor area of the building.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-14721 – SPECIAL USE PERMIT – PUBLIC HEARING – APPLICANT/OWNER:
RESTAURANT ROW LLC - Request for a Special Use Permit FOR A PROPOSED
GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT IN CONJUNCTION WITH
AN EXISTING SUPPER CLUB at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1
(Limited Commercial) Zone, Ward 6 (Ross).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 5 (WEEKLY).

C.C.: 09/06/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Jenika Yurcic, Esq., on behalf of Restaurant Row, LLC

MOTION:

EVANS – APPROVED subject to conditions Item 3 [ZON-14680], Item 6 [SUP-14774],
Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and
Item 12 [VAC-14766] – **UNANIMOUS**

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 10 – SUP-14721

MINUTES – Continued:

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766].

(6:10 – 6:15)

1-229

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-84-96) shall be required.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-14769 – SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING – APPLICANT: MCKINNEY CONSTRUCTION – OWNER: RUTHERFORD AND DEBORAH MCKINNEY – Request for a Site Development Plan Review FOR A PROPOSED 1,792 SQUARE FOOT ADDITION TO AN EXISTING CONTRACTOR BUSINESS AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 0.51 acres at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Rutherford McKinney

MOTION:

EVANS – APPROVED subject to conditions Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766] – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 11 – SDR-14769

MINUTES – Continued:

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766].

(6:10 – 6:15)

1-229

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 07/10/06, landscape plan, and building elevations, date stamped 06/27/06, except as amended by conditions herein.
3. A Waiver from Chapter 19.12.040 is hereby approved, to allow no landscaping along the south and east property lines, and to allow no parking lot trees where two are required.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 11 – SDR-14769

CONDITIONS – Continued:

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate a 25 foot radius and grant a Traffic Signal Chord Easement on the northwest corner of Owens Avenue and “D” Street prior to the issuance of any permits.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Construct all incomplete half-street improvements on Owens Avenue and “D” Street adjacent to this site concurrent with development of this site.
15. Submit an Encroachment Agreement for the proposed landscaping and private improvements located in the public alley adjacent to the north side of this site. If an encroachment agreement is not submitted, the alley must be paved to current standards concurrent with development of this site. Alternatively, submit a Petition of Vacation for the alley prior to the issuance of any permits for this site.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 11 – SDR-14769

CONDITIONS – Continued:

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-14766 – VACATION – PUBLIC HEARING – APPLICANT/OWNER:
CENTENNIAL RILEY DEVELOPMENT, LLC – Petition to Vacate a portion of the public right-of-way at the intersection of Centennial Parkway and Riley Street, Ward 6 (Ross).

SET DATE: 08/16/06 **C.C.:** 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Michael Pendleton

MOTION:

EVANS – APPROVED subject to conditions Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766] – **UNANIMOUS**

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 12 – VAC-14766

MINUTES – Continued:

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [ZON-14680], Item 6 [SUP-14774], Item 7 [SDR-14777], Item 9 [SUP-14687], Item 10 [SUP-14721], Item 11 [SDR-14769] and Item 12 [VAC-14766].

(6:10 – 6:15)

1-229

CONDITIONS:

1. The limits of this Vacation shall be all portions of Riley Street (including spandrels) located between Centennial Parkway and the I-215 Beltway.
2. This Petition of Vacation shall be revised to retain a 20-foot Public Sewer Easement at a location acceptable to the Collection System Planning Section of the Department of Public Works.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 12 – VAC-14766

CONDITIONS – Continued:

6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - GPA-13372 – GENERAL PLAN AMENDMENT – PUBLIC HEARING – APPLICANT: THALIA DONDERO – OWNER: FIRST PRESBYTERIAN CHURCH LV NV – Request to amend a portion of the Southeast Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 5.05 acres at 1515 and 1619 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-002, 004, 005, 006, and 007), Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protests by Earl Hawley and Patricia Ames

MOTION:

TRUEDELL – TABLE Item 13 [GPA-13372], Item 14 [ZON-13491], Item 15 [SUP-13494], Item 16 [SUP-13495] and Item 17 [SUP-13490] – MOTION carried with STEINMAN voting NO

MARGO WHEELER disclosed that upon attendance of the first neighborhood meeting which she did not participate in, she determined that her property is in close proximity of the subject property. Although not within the notice area, she opted not to participate in the analysis or the recommendation of these applications.

COMMISSIONER STEINMAN disclosed that he is an elder of the Presbyterian Church although he does not attend the First Presbyterian Church, he is a member of the Mountain View Presbyterian Church but will vote on the matter.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 13 – GPA -13372

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 13 [GPA-13372], Item 14 [ZON-13491], Item 15 [SUP-13494], Item 16 [SUP-13495] and Item 17 [SU-13490].

DOUG RANKIN, Planning and Development Department, stated the subject property was part of the 2002 Rancho/Charleston study at which time the site was master planned as Office (O). This was done in an effort to protect and preserve the single family neighborhood to the south as required by the 2020 Master Plan. This proposal requires a General Plan Amendment (GPA) requesting the change to Service Commercial which is a higher intensity use. He recommended denial of the GPA, in addition to the zone change and Special Use Permit requests as those requests do not conform to the plans for the area and are contingent upon approval of the GPA.

Pertaining to the billboards, MR. RANKIN depicted a map of the billboards to suggest a better orientation of the signs so as to avoid the concentration of signs facing the freeway which is prohibited by Code. MR. RANKIN noted a condition requiring that all billboards have a certified survey of the location because Billboard A could be within 300 feet of a singled family residential home or of Billboard B. He pointed out that the applicant has requested approval of electronic signage, but staff is unable to make a finding in Code to allow animated billboards and therefore recommended denial of that request.

THALIA DONDERO, 2931 Pinehurst, stated that based upon traffic and cluttered businesses the church is positioned in a difficult area. She noted that the church is only requesting a zone change to attract other services such as a child care and a school in an effort to increase their income. CHAIRMAN TROWBRIDGE inquired about the intent of the signage and MS. DONDERO confirmed that the signage would include directions into the church and what services are provided.

DICK BONARD, 2333 Scotch Lake Drive, clarified there are three off-premise signs proposed that the church would have content control over per any lease agreement. The church has intentions to improve their own signage as well since the current sign does not satisfy their needs and they do not wish to relocate. He pointed out the surrounding properties are already zoned C-1 and as the main quadrant of such an intersection it is their intent to remain as a Downtown church.

CHAR HEJMONOWSKI, 708 Campbell, emphasized there has been many discussions to revitalize Downtown. There are many condominiums and high rises projected but not many churches. She recognized that the First Presbyterian Church comprises of nearly 1,000 members that do not support relocation. Adding the billboards would benefit the church's income so as to avoid relocation.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 13 – GPA -13372

MINUTES – Continued:

COMMISSIONER TRUESDELL concurred that the church has been part of its vibrant area for years; however, the issues are not solely to provide income for the church and better signage. In addition, he pointed out two other billboards that are also located in a concentrated area, one being on the corner of Paradise Road and Harmon Boulevard and the other at McCarran International Airport.

He felt that even with the current plans for the subject area, the church would still have the prominence in the subject location as always. In essence, Project Neon would have a positive impact on the subject church, relative to financial gain with the widening of Charleston Boulevard and its popularity.

He quoted the Nevada Development Authority regarding the community profile. There are 632 churches in the valley. There would be approximately 2,000 billboards if each church had three billboards.

Although he firmly believed that the church is a critical asset to the community, he strongly opposed to the concept of having three billboards for media purposes in trying to save the church.

He was not comfortable with approving the applications, with the issues of Project Neon as well as how residential would be impacted. With that, he preferred having the applications held in abeyance until Project Neon commences.

COMMISSIONER DUNNAM felt that the C-1 zoning adjacent to the residential south of the subject site was inappropriate. He would be more willing to support the application if it were only the parcels fronting on Charleston Boulevard. His primary concern was with the General Plan Amendment (GPA) and the trend that it will set.

COMMISSIONER DAVENPORT stated that his concern was with the billboards and agreed with both of the previous Commissioners' comments.

MR. BONARD appreciated the comments from the residents and the Commissioners. He added that a second neighborhood meeting was held and believed that the residents trusted them in that their plan is to keep the property and maintain its use as a church. Any other changes would be church related, such as a daycare or youth center.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006

Planning and Development Department

Item 13 – GPA -13372

MINUTES – Continued:

As an interim measure, he suggested approval of the signs on the frontage of Charleston Boulevard, as it meets the zoning and GPA requirements. The preference would be for approval of the zoning to alleviate separate parcels with different zoning. He commented that if there were a traffic signal on Charleston Boulevard, all of their entrances on Ellis Avenue and orient everything to the north of the site. This would allow for a buffer along the frontage.

Even though the subject area is very busy, MS. DONDERO believed that the proposed billboards were compatible for the area along Charleston Boulevard.

CHAIRMAN TROWBRIDGE felt that the Commissioners were willing to support signage for the church that dealt only with information about the church activities. He requested assistance from the Planning Department as to which application(s) were applicable relative to this. MR. RANKIN responded that the subject applications do not deal with on site signage. The three subject billboards are for off-premise signage.

MR. RANKIN also informed COMMISSIONER TRUESDELL that the applicant is allowed to have signage on the C-1 zoning parcel. The type and size of signage would be based upon the frontage along Charleston Boulevard. The Commissioner felt that this would assist in advertising the church school. He referenced a past similar application dealing with a property on Rancho Drive that was approved but ended up being just a billboard along the freeway. To date, there have not been any other changes, and the residents are displeased. He would not want to see this happen again and strongly encouraged holding this application

Since the Commission desired to hold or table the applications, DEPUTY CITY ATTORNEY JAMES LEWIS recommended that the items be tabled, since it was unknown as to the commence date for Project Neon. He added that the Nevada Department of Transportation (NDOT) is still discussing alternatives with the public.

MR. BONARD responded that the applicant's desire is for the Commission to vote on all the applications. The applicant has worked with the company on a reasonable deal that includes an on premise sign from this company as part of the agreement.

BART ANDERSON, Public Works Department, stated that Project Neon is a State of Nevada Department of Transportation's initiative in conjunction with the City to widen US 95, I-15 and to add some surface street treatments. The Environmental Impact Study is still under review by the federal government and no firm date has been established.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:19 – 6:47)

1-488

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-13491 - REZONING RELATED TO GPA-13372 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request to a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 4.13 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue (APNs 162-04-510-004, 005, 006, and 007), Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest by Patricia Ames

MOTION:

TRUESDELL – TABLE Item 13 [GPA-13372], Item 14 [ZON-13491], Item 15 [SUP-13494], Item 16 [SUP-13495] and Item 17 [SUP-13490] – MOTION carried with STEINMAN voting NO

MARGO WHEELER disclosed that upon attendance of the first neighborhood meeting which she did not participate in, she determined that her property is in close proximity of the subject property. Although not within the notice area, she opted not to participate in the analysis or the recommendation of these applications.

COMMISSIONER STEINMAN disclosed that he is an elder of the Presbyterian Church although he does not attend the First Presbyterian Church, he is a member of the Mountain View Presbyterian Church but will vote on the matter.

MINUTES:

See Item 13 [GPA-13372] for all related discussion.

(6:19 – 6:47)

1-488

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13494 - SPECIAL USE PERMIT RELATED TO GPA-13372 AND ZON-13491 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request for a Special Use Permit FOR A 40-FOOT TALL, 48-FOOT X 14-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 23, 2006
5. Justification Letter dated April 14, 2006
6. Protest by Earl Hawley and Patricia Ames

MOTION:

TRUESDELL – TABLE Item 13 [GPA-13372], Item 14 [ZON-13491], Item 15 [SUP-13494], Item 16 [SUP-13495] and Item 17 [SUP-13490] – MOTION carried with STEINMAN voting NO

MARGO WHEELER disclosed that upon attendance of the first neighborhood meeting which she did not participate in, she determined that her property is in close proximity of the subject property. Although not within the notice area, she opted not to participate in the analysis or the recommendation of these applications.

COMMISSIONER STEINMAN disclosed that he is an elder of the Presbyterian Church although he does not attend the First Presbyterian Church, he is a member of the Mountain View Presbyterian Church but will vote on the matter.

MINUTES:

See Item 13 [GPA-13372] for all related discussion.

(6:19 – 6:47)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13495 - SPECIAL USE PERMIT RELATED TO GPA-13372, ZON-13491, AND SUP-13494 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request for a Special Use Permit FOR A 40-FOOT TALL, 36-FOOT X 10-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 23, 2006
5. Justification Letter dated April 14, 2006
6. Protest by Earl Hawley and Patricia Ames
7. Submitted after final agenda – Protest letter by Thomas Arlt

MOTION:

TRUESDELL – TABLE Item 13 [GPA-13372], Item 14 [ZON-13491], Item 15 [SUP-13494], Item 16 [SUP-13495] and Item 17 [SUP-13490] – MOTION carried with STEINMAN voting NO

MARGO WHEELER disclosed that upon attendance of the first neighborhood meeting which she did not participate in, she determined that her property is in close proximity of the subject property. Although not within the notice area, she opted not to participate in the analysis or the recommendation of these applications.

COMMISSIONER STEINMAN disclosed that he is an elder of the Presbyterian Church although he does not attend the First Presbyterian Church, he is a member of the Mountain View Presbyterian Church but will vote on the matter.

MINUTES:

See Item 13 [GPA-13372] for all related discussion.

(6:19 – 6:47)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 23, 2006
5. Justification Letters dated April 14, 2006
6. Protest by Earl Hawley and Patricia Ames
7. Submitted after final agenda – Protest letter by Thomas Arlt

MOTION:

TRUESDELL – TABLE Item 13 [GPA-13372], Item 14 [ZON-13491], Item 15 [SUP-13494], Item 16 [SUP-13495] and Item 17 [SUP-13490] – MOTION carried with STEINMAN voting NO

MARGO WHEELER disclosed that upon attendance of the first neighborhood meeting which she did not participate in, she determined that her property is in close proximity of the subject property. Although not within the notice area, she opted not to participate in the analysis or the recommendation of these applications.

COMMISSIONER STEINMAN disclosed that he is an elder of the Presbyterian Church although he does not attend the First Presbyterian Church, he is a member of the Mountain View Presbyterian Church but will vote on the matter.

MINUTES:

See Item 13 [GPA-13372] for all related discussion.

(6:19 – 6:47)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP - Request for a Special Use Permit FOR A 75 FOOT TALL, 20 FOOT X 24 FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 1112 South Martin L. King Boulevard (APN 162-04-501-005), C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

C.C.: 09/06/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter
5. Protest by Earl Hawley
6. Submitted after final agenda – Protest letter by Thomas Arlt

MOTION:

STEINMAN – DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that the proposed signage would be located in a commercial zone along Martin Luther King Jr. Boulevard. The sign would be oriented towards the I-15 corridor and would meet all the distance separation requirements.

ALBERT COTA, 892 Vegas Valley Drive, appeared on behalf of the applicant and concurred with staff's comments.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 18 – SUP -13362

MINUTES – Continued:

WAYNE PETERSON, 10141 James Harbor Avenue, Las Vegas, resides across the street from the aforementioned church. MR. PETERSON felt that the Commission could approve this application, as it is within 300 feet of Residential Estate zoning and consistency is beneficial.

MR. RANKIN agreed that the distance separation requirement from single family residential is 300 feet. The zoning is residential but the use is a church and is not constituted as a single family residence.

COMMISSIONER STEINMAN reiterated his opposition to billboards and felt that the subject billboard, including its height, is not appropriate for the Charleston Boulevard corridor.

(6:47 – 6:51)

1-1473

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - GPA-13920 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

39

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Petition with 35 Signatures
6. Submitted after final agenda - Protest phone log

MOTION:

STEINMAN – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated that the application was previously held in abeyance to allow the applicant time to address residents' concerns. The applicant has revised the plans; however, new office developments have occurred in the subject area, which is inconsistent with the surrounding development. He pointed out a clear delineation between commercial development north of Mountain View Boulevard on Arville Street and residential development south of Mountain View Boulevard. Construction of the proposed

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 19 – GPA -13920

MINUTES – Continued:

development would add commercial traffic in an area that primarily serves residents of the surrounding neighborhood.

He concluded that the Variance (VAR-14204) is no longer needed, as the residential adjacency setbacks have now been met. He noted an error in staff's report and clarified that the access would be from Arville Street and not Mountain View Boulevard.

AURORA LUBLIN, applicant, requested approval of the applications. She added that the proposed office building would consist of real estate, mortgage and insurance uses.

PAT MOLHOLE, President, Artesian Heights Neighborhood Association, urged the Commission to preserve the subject rural area. It is a low density neighborhood and unique with many long term residents. He pointed out the petition signed by residents and their strong opposition to a non residential development intruding into their neighborhood. MR. MOLHOLE expressed appreciation for the Commission's past support and requested denial of the applications.

TOM and KENNETH TAYCHER, 4321 Mountain View Boulevard, noted that there is only one residence between their property and the subject site. They expressed opposition for the development, as it would disrupt the neighborhood and cause additional traffic onto Mountain View Boulevard. There is also a safety concern for the children playing in the neighborhood and the farm animals. There are already some vehicles that speed through the subject area and with the proposed development it would only create a domino effect relative to more traffic and less safety.

COMMISSIONER STEINMAN wholeheartedly agreed with KENNETH TAYCHER'S comments regarding creeping rezoning and its potential to create a domino effect.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:51 – 7:01)

1-1624

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-13922 - REZONING RELATED TO GPA-13920 - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

38

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Petition with 35 Signatures

MOTION:

STEINMAN – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 19 [GPA-13920] for all related discussion.

(6:51 – 7:01)

1-1624

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-14204 - VARIANCE – RELATED TO GPA-13920 AND ZON-13922 - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN - Request for a Variance TO ALLOW A 15-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 35 FEET FOR A PROPOSED 4,920 SQUARE FOOT OFFICE DEVELOPMENT on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

38

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Petition with 35 Signatures

MOTION:

STEINMAN – STRIKE – UNANIMOUS

This is Final Action

MINUTES:

NOTE: See Item 19 [GPA-13920] for all related discussion.

(6:51 – 7:01)

1-1624

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-13921 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-13920, ZON-13922 AND VAR-14204 - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN - Request for a Site Development Plan Review FOR A PROPOSED 4,920 SQUARE FOOT OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

38

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Petition with 35 Signatures

MOTION:

STEINMAN – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 19 [GPA-13920] for all related discussion.

(6:51 – 7:01)

1-1624

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-13854 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 7, 2006 PC.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Revised Justification Letter dated June 7, 2006
5. Justification Letter dated May 26, 2006
6. Protest letter by John Kitchen
7. Abeyance request by William Lyon Homes, Inc.

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 23 – ZON-13854

MINUTES:

DOUG RANKIN, Planning and Development Department, indicated that the applicant has asked to hold Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850] and Item 26 [SDR-13852] in abeyance as they are revising the site plan and are working with the State in order to address the location of the Vacation.

(6:05 – 6:08)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-13853 – VARIANCE RELATED TO ZON-13854 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 35,293 SQUARE FEET ARE REQUIRED FOR A 49 LOT RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 7, 2006 PC.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letter by John Kitchen
6. Abeyance request by William Lyon Homes, Inc.

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 24 – VAR-13853

MINUTES:

DOUG RANKIN, Planning and Development Department, indicated that the applicant has asked to hold Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850] and Item 26 [SDR-13852] in abeyance as they are revising the site plan and are working with the State in order to address the location of the Vacation.

(6:05 – 6:08)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAC-13850 - VACATION RELATED TO ZON-13854 AND VAR-13853 - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 7, 2006 PC.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Abeyance request by William Lyon Homes, Inc.

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development Department, indicated that the applicant has asked to hold Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850] and Item 26 [SDR-13852] in abeyance as they are revising the site plan and are working with the State in order to address the location of the Vacation.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-13852 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13854, VAR-13853 AND VAC-13850 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Request for a Site Development Plan Review FOR A 49-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 7, 2006 PC.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letter by John Kitchen
6. Abeyance request by William Lyon Homes, Inc.

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 26 – SDR-13852

MINUTES:

DOUG RANKIN, Planning and Development Department, indicated that the applicant has asked to hold Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850] and Item 26 [SDR-13852] in abeyance as they are revising the site plan and are working with the State in order to address the location of the Vacation.

(6:05 – 6:08)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-13879 - REZONING - PUBLIC HEARING - APPLICANT: BLOKHAUS - OWNER: ARTCENTRAL, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-5 (APARTMENT) on 0.64 acres approximately 150 feet south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard (APNs 162-03-110-041, 042, and 043), Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he owns property within the notification area

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that the proposed development does not have units on the ground floor, which is undesirable. However, due to the constraints of the subject site and Casino Center Boulevard, staff could support the applications. In addition, there are adequate articulation to satisfy the requirements of the Downtown Centennial Plan. Staff recommended approval of both applications.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 27 – ZON -13879

MINUTES – Continued:

JIM TORTI, Blokhaus, 1600 National Avenue, San Diego, California, stated that the site is a small infill piece, approximately 28,000 square feet. The project is for attainable housing and geared toward the working individuals in the downtown and strip areas.

At COMMISSIONER STEINMAN’S request, MR. TORTI gave a definition of what the developer considered to be attainable housing. He added that the studio apartments will rent from \$400 and 2 bedroom apartments will rent from \$900. If the project were for sale condominiums, the sale price would range from \$262,000 to \$523,000. The developer is also working with Nevada State Bank on other commercial and mixed-use projects in the area and are confident with the financing.

MR. TORTI concluded by emphasizing that the developer does not do high rise developments or luxury condominiums; these are efficient work force housing.

CHAIRMAN TROWBRIDGE pointed out that if the market deemed appropriate and the proposed development change to condominiums, the applicant would have to come back before the Commission with the necessary changes and requirements. The Chairman suggested the developer build the units to the current standards to avoid any later issues.

VICE CHAIRMAN EVANS applauded the developer’s efforts in building an attractive project that would satisfy a demographic need in the subject area.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:01 – 7:09)

1-2031

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-13883) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements on Casino Center Boulevard and the alleys adjacent to this site concurrent with development of this site. All offsite improvements shall be constructed in accordance with the Downtown Centennial Standards.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 27 – ZON -13879

CONDITIONS – Continued:

4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect this site to the public sewer system at a size and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**ABEYANCE - SDR-13883 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13879 - PUBLIC HEARING - APPLICANT: BLOKHAUS - OWNER: ARTCENTRAL LLC - Request for a Site Development Plan Review FOR A SIX STORY, 89 UNIT APARTMENT DEVELOPMENT AND WAIVERS OF THE LANDSCAPE AND STREETSCAPE REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 0.64 acres approximately 150 feet south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard (APNs 162-03-110-041, 042, and 043), Ward 1 (Tarkanian).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE).**

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to AMENDED conditions – UNANIMOUS with TRUESEDELL abstaining because he owns property within the notification area

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 27 [ZON-13879] for all related discussion.
(7:01 – 7:09)

1-2031

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13879) shall be required.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006

Planning and Development Department

Item 28 – SDR -13883

CONDITIONS– Continued:

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/30/06, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and massing of the building.
5. The Waiver from the Downtown Centennial Plan streetscape to allow a 10 foot sidewalk along Casino Center Boulevard instead of an 11-foot wide sidewalk and no amenity zone is hereby approved, due to the constraints of the public right-of-way. All other streetscape elements shall conform to the Downtown Centennial Plan requirements.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 28 – SDR -13883

CONDITIONS– Continued:

the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
13. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
14. The surfacing of the alley entrance shall conform to the Alleyway Treatment, as depicted in Graphic 8 of the Downtown Centennial Plan.
15. The principal entry of the building shall open onto the public sidewalk, and shall be articulated through material, color, detailing, shade structure, or change in the plane of the façade in accordance with the requirements of the Downtown Centennial Plan.
16. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
19. Landscape and maintain all unimproved right-of-way, if any, on Casino Center Boulevard adjacent to this site. The proposed exit door shall be redesigned to open inwards and not encroach into the public right-of-way.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 28 – SDR -13883

CONDITIONS– Continued:

21. Site development to comply with all applicable conditions of approval for ZON-13879 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-13896 - REZONING - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 21, 2006 PC.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Charles Gronbach
6. Abeyance request by Applicant

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

MINUTES:

Regarding Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904], DOUG RANKIN, Planning and Development Department, explained that the applicant requested these items be held to the 9/21/2006 Planning Commission in order to host additional neighborhood meetings.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-13900 - VARIANCE RELATED TO ZON-13896 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 21, 2006 PC.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Charles Gronbach
6. Abeyance request by Applicant

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 30 – VAR-13900

MINUTES:

Regarding Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904], DOUG RANKIN, Planning and Development Department, explained that the applicant requested these items be held to the 9/21/2006 Planning Commission in order to host additional neighborhood meetings.

(6:05 – 6:08)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

ABEYANCE - SUP-13902 - SPECIAL USE PERMIT RELATED TO ZON-13896, AND VAR-13900 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD AND A WAIVER TO ALLOW A HELIPAD AS AN ACCESSORY USE TO A FACILITY OTHER THAN A HOSPITAL, MEDICAL FACILITY, OR MEDICAL OFFICE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

C.C.: 09/06/06**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.**
City Council Meeting

0

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**
City Council Meeting

0

RECOMMENDATION:Staff recommends this item be **HELD IN ABEYANCE** to the September 21, 2006 PC.**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Abeyance request by Applicant

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 31 – SUP-13902

MINUTES:

Regarding Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904], DOUG RANKIN, Planning and Development Department, explained that the applicant requested these items be held to the 9/21/2006 Planning Commission in order to host additional neighborhood meetings.

(6:05 – 6:08)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13903 - SPECIAL USE PERMIT RELATED TO ZON-13896, VAR-13900, AND SUP-13902 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED 274 FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 21, 2006 PC.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Abeyance request by Applicant

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

MINUTES:

Regarding Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904], DOUG RANKIN, Planning and Development Department, explained that the applicant requested these items be held to the 9/21/2006 Planning Commission in order to host additional neighborhood meetings.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-13904 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13896, VAR-13900, SUP-13902, AND SUP-13903 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20 STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the September 21, 2006 PC.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Charles Gronbach
6. Abeyance request by Applicant

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 33 – SDR-13904

MINUTES:

Regarding Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904], DOUG RANKIN, Planning and Development Department, explained that the applicant requested these items be held to the 9/21/2006 Planning Commission in order to host additional neighborhood meetings.

(6:05 – 6:08)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-13871 - VARIANCE - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: AMERICAN LEGION POST 8 - Request for a Variance TO ALLOW A 25 FOOT RESIDENTIAL ADJACENT SETBACK WHERE 210 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 70 FOOT WIRELESS COMMUNICATION FACILITY, STEALTH on 2.67 acres at 733 Veterans Memorial Drive (APN 139-27-708-007), C-V (Civic) Zone, Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters by Dorothy Gogert and Fred Marcus

MOTION:

DAVENPORT – APPROVED subject to amended conditions – MOTION carried with GOYNES voting NO

- The approval is for a 65-foot flag pole design antenna, 100 feet from the property line, pursuant to the site plan and elevations, date stamped July 28, '06.

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 34 – VAR -13871

MINUTES – Continued:

JOHN KORKOSZ, Planning and Development Department, stated that the project was originally a mono palm design. It is now a flag pole design and the height has been reduced by five feet. The height is 65 feet and is located 102 feet from the property line. Staff recommended denial, as the product does not meet the residential adjacency standards, which requires a separation distance of 195 feet.

DAMIAN HUGGARD, 7351 West Charleston Boulevard, appeared on behalf of the applicant. MR. HUGGARD reiterated the design change. He added that a neighborhood meeting was held, although the turnout was low. Several letters of support were received regarding the new flag pole design. He then informed COMMISSIONER DAVENPORT that the proposed stealth would be lit 24 hours a day. The Commissioner expressed concern for the residents and having their backyards lit all night long. MR. HUGGARD responded that the lights will be ground mounted. The lights are relatively small and will be aimed directly at the flag pole.

COMMISSIONER EVANS thanked the applicant for previously holding the application in order to work with the residents in attaining a product that was more palatable for the community and acceptable for the applicant.

MARGO WHEELER, Director of Planning and Development, read an additional condition into the record.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:09 – 7:15)

1-2398

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13870) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13870 - SPECIAL USE PERMIT RELATED TO VAR-13871 - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: AMERICAN LEGION POST 8 - Request for a Special Use Permit FOR A WIRELESS COMMUNICATION FACILITY, STEALTH at 733 Veterans Memorial Drive (APN 139-27-708-007), C-V (Civic) Zone, Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protests by Dorothy Gogert and Fred Marcus

MOTION:

DAVENPORT – APPROVED subject to conditions – MOTION carried with GOYNES voting NO

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 34 [VAR-13871] for related discussion.

(7:09 – 7:15)

1-2398

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for the Wireless Communication Facility, Stealth Design use.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006

Planning and Development Department

Item 35 – SDR -13870

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13871) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Meet with the Flood Control Section of the Department of Public Works for assistance with any pad elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC - - Request for a Special Use Permit FOR A PROPOSED 517-FOOT TOWER IN THE MCCARRAN AIRPORT OVERLAY DISTRICT at 1431 Las Vegas Boulevard South (APN 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	3
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest position letter by JoNell Thomas
6. Submitted at meeting – Letters in support of high rise development by Laurie and John Baker

MOTION:

EVANS – DENIED – Motion carried with STEINMAN and GOYNES voting NO and TRUESDELL abstaining because he owns property within the notification area

NOTE: COMMISSIONER DAVEPORT disclosed that he has been supportive of ASSEMBLYWOMAN CHRIS GUINCHIGLIANI during her County Commission campaign but that it would not affect his ability to vote on the items.

To be heard before the City Council on 9/6/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 36 [SUP-13891], Item 37 [SUP-13897] and Item 38 [SDR-13899].

PLANNING COMMISSION MEETING OF AUGUST 10, 2006

Planning and Development Department

Item 36 – SIP-13891

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, stated staff supported the waiver request pertaining to the step backs provided as the appearance of the building is presented with sufficient variation according to the design goals of the Centennial Plan. He reported that staff is supportive of the build to line requirements since the applicant is proposing a unique driveway configuration. He noted there is a shadow study available to address the project as a whole and is supportive of all applications so associated.

DAVE CLAPSADDLE of GC Garcia, 1711 Whitney Mesa Drive, Henderson, appeared with SHARI GUZMAN of JMA Architects, and noted the presence of representatives of the owner. MR. CLAPSADDLE thanked staff for the positive recommendation and announced his agreement with conditions set forth.

MR. CLAPSADDLE detailed the property's location and size in respect to the surrounding area of the Downtown Centennial Plan, the Redevelopment Plan and the Scenic Byways Plan. The proposal conforms and complies with each aspect of the aforementioned plans, and with respect to its adjacent neighboring properties consisting of the R-2 property, multi-family and single family development and the John S. Park Historic District Area, the project offers compatibility. MR. CLAPSADDLE detailed the floor plan, noted the elevations and provided height specifics of 45 stories at 517 feet. The mixed-use project is modern and integrative, which is supportive of the Downtown area vision. He pointed out there are no landscaping waivers requested except the need to build the project out toward the front of the project.

MR. CLAPSADDLE stated there were two neighborhood meetings at which time emotion was expressed in support and opposition of the high-rise development. The neighbors provided an eight-page questionnaire that the applicant has responded to and noted that negotiations would be ongoing now through the hearing date of Council.

JONELL THOMAS, 1509 South Fifth Place, Vice President of the John S. Park Neighborhood, stated she appeared to note repeated concern of height issues. She noted that if the project consisted of 20-foot single story homes, there would be no opposition. Unlike many other communities, there is no opposition to the development of a hotel with the maximum height of 60 feet; however, a 517-foot structure would be the sixth tallest building in the City and is not welcomed. She emphasized the displeasure of the proposal by the John S. Park residents but noted they are accommodating and have recognized the area is unique. She concluded by indicating her submittal of a letter addressing the Site Development Plan Review process and the responses of the questionnaire and respectfully requested denial of all associated applications.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 36 – SIP-13891

MINUTES – Continued:

MARY HAUSCH appeared with husband BOB COFFIN, 1139 South Fifth Place, and stated she was appointed by the City Council to work on the Historic Preservation Commission. MS. HOUGH noted as a resident of nearly 19 years she provided renderings of a walking tour through her neighborhood. She stated that she could support a project of no more than five stories and concurred with MS. THOMAS' opposing comments. The project is too overwhelming and she requested the Commissioners preserve their spirit of place.

ASSEMBLYWOMAN CHRIS GUINCHIGLIANI, 706 Bracken Avenue, stated that she was not notified of this proposal; however she was able to attend the first meeting but never received information about subsequent meetings. ASSEMBLYWOMAN GUINCHIGLIANI further noted that the signage posted on the property has not properly been updated with the public meeting date and therefore requested the matter be held in abeyance to allow additional time for the residents to meet with the applicant. ASSEMBLYWOMAN GUINCHIGLIANI noted that the project is neither compatible, nor consistent with the General plan and, in addition, there is no supporting infrastructure in the area. She requested the Commissioners review the Development Impact Notice Assessment because this project could be significantly impacting those standards. While there has been two neighborhood meetings, she pointed out there has not been discussions referencing fire station or police substation needs nor comments addressing traffic. While there is a shadow study, the affected residents have not reviewed or discussed it. The lot is only 1.5 acres and as presented to be built out completely, ASSEMBLYWOMAN GUINCHIGLIANI expressed that the project reflects negative use for that size of parcel.

JOHN KOSMA, 1503 Fifth Place, appeared in support of the project. He stated that high-rise development between Oakey Boulevard and Charleston Boulevard would better the neighborhood.

DEBORAH ALLILIGOY appeared on behalf of MRS. DELEQUAN, Owner of The Silver Spur Hotel. The area has diminished tremendously, is in dire need of improvements and she expressed support of the project.

MR. CLAPSADDLE acknowledged the issue of compatibility but indicated there is a need to uphold the vision for Downtown as this location is the gateway. He read statements from the Downtown Centennial to emphasize that the proposal is concurrent of those desires to clear blighted areas, attract business along with residential to promote synergy. He recognized the difficulty in accepting change in order to achieve a revitalized Downtown area, noted the many projects in progress and respectfully requested approval.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 36 – SIP-13891

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development, responded to the concern about notifications by confirming that the notice requirement exceeded the NRS requirement as 231 notices were mailed. She indicated that the signage posted at the site is not reposted due to an abeyance since it is announced at the hearing and is not required. MS. WHEELER noted that there is an item on this agenda that addresses the codification of neighborhood meetings.

COMMISSIONER EVANS pointed out that there were several references via renderings of other Downtown projects but the main issue relates to the residential proximity of this proposal. He stated that exposed walls have been left as an eyesore from recently demolished buildings, which surely contributes to the misconception of a blighted community; however, in contradiction to previous comments, this area has actually improved. While there are outstanding concerns for Downtown, residents do not want a high-rise so close to their home.

CHAIRMAN TROWBRIDGE also acknowledged that the people of the John S. Park neighborhood are supportive of development within a suitable realm. This proposal would significantly affect their quality of life and he stated that the community deserves the Commissioners to be considerate of their preferences. He expressed that the current proposal is attractive but is also too intense. The addition of 421 units would be thrust into the community without the addition of open space or consideration to parking requirements or traffic impacts.

COMMISSIONER DAVENPORT concurred with the comments that the project is massive for the area. He stated that at this point, the neighbors have represented support of only 5 stories and since the applicant is proposing 45 stories it does not seem there could be a compromise.

MR. CLAPSADDLE expressed that upon the neighborhood meetings there was a division of support and opposition, and he noted a petition of support previously submitted that contained nearly 200 signatures supporting high-rise development. He reiterated that this project is not directly adjacent to single-family development but rather multi-family and R-2 so in terms of economics, this project is compatible with the long-term vision of the City. While there will be additional residents, the project offers on and off-site amenities including shopping, a fitness spa and conference room facilities that could be made available to the neighborhood as well. In response to COMMISSIONER DAVENPORT'S comments, he committed to continue to work and negotiate all matters as it is their desire to find a compromise.

COMMISSIONER EVANS noted that the retail portion of the project is less than 1200 square feet and something that would be beneficial to the area is a grocery store. MR. CLAPSADDLE acknowledged that need, but because the parcel is not big enough to allow a grocery store, he stated that a mini-mart could be considered and would encourage neighbors to walk and shop.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 36 – SIP-13891

MINUTES – Continued:

MS. GUZMAN addressed concerns regarding height, windows and views. She stated that the majority of windows and balconies would face north and south and look upon the podium area which would consists of a pool, sun deck, a sitting area and a spa.

COMMISSIONER GOYNES stated that in his experience he does not normally look down when he has a view from 45 stories. Many who would invest in a high-rise development would be in awe at the view of the Strip and city lights. If the vision of Downtown is to create a Manhattan-like area, serious consideration must be given to these projects. He did not agree that the height and magnitude was justification to deny the project.

At the request of CHAIRMAN TROWBRIDGE, MR. CLAPSADDLE confirmed that traffic studies would be completed along with approval from the Fire Department as these are necessary requirements. MR. CLAPSADDLE submitted two surveys gathered from residents of Rexford Place.

COMMISSIONER STEINMAN expressed that according to code, residential adjacency standards do not apply. He recollected discussions about the Viva Las Vegas project and the idea that the height limit should not exceed five stories; however, there was never any restrictions implemented to that affect. He noted that traffic generated by this project should not directly affect the neighborhood and if the project were downsized from 45 to 25 stories, there would still be shadows. He supported the proposal.

COMMISSIONER EVANS pointed out that the John S. Park Neighborhood Plan approved by both the Planning Commission and City Council conflicts with this proposal.

MS. WHEELER stated that this proposal subsides in both the Downtown Centennial Plan and the John S. Park Neighborhood Plan. The Downtown Centennial Plan was adopted in 2000 and states that the automatic application of height, parking and setback residential adjacency shall not be required but that on an individual project basis, both the Planning Commission and City Council may consider what is appropriate for an individual location. She clarified that in 2001 the John S. Park Neighborhood Plan was adopted, which is an expression of the wishes of the neighborhood, and it states as their wishes that five stories or 60-feet is an appropriate height for properties within their neighborhood plan. MS. WHEELER confirmed that upon the recommendations provided, all these factors were considered in addition to Title 19 and the Redevelopment Plan.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 36 – SIP-13891

MINUTES – Continued:

Pertaining to the petition referenced by MR. CLAPSADDLE of nearly 200 signatures of support, CHAIRMAN TROWBRIDGE queried how many of those in support knew of the exact height of the proposal. DEPUTY CITY ATTORNEY JAMES LEWIS stated that because that petition was not submitted it should not be relied upon for facts.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 36 [SUP-13891], Item 37 [SUP-13897] and Item 38 [SDR-13899].

7:15 – 8:12

1-2637/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13897 - SPECIAL USE PERMIT RELATED TO SUP-13891-PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1431 Las Vegas Boulevard South (APNs 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	3
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest position letter by JoNell Thomas
6. Submitted at meeting – Letters in support of high rise development by Laurie and John Baker

MOTION:

EVANS – DENIED – Motion carried with STEINMAN and GOYNES voting NO and TRUESEDELL abstaining because he owns property within the notification area

NOTE: COMMISSIONER DAVEPORT disclosed that he has been supportive of ASSEMBLYWOMAN CHRIS GUINCHIGLIANI during her County Commission campaign but that it would not affect his ability to vote on the items.

To be heard before the City Council on 9/6/2006

MINUTES:

NOTE: See Item 36 for all related discussion.

7:15 – 8:12

1-2637/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-13899 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-13891 AND SUP-13897 - PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC - Request for a Site Development Plan Review FOR A 45-STORY MIXED-USE DEVELOPMENT CONSISTING OF 421 RESIDENTIAL UNITS AND 1,190 SQUARE FEET OF COMMERCIAL SPACE; AND WAIVERS OF THE STEPBACK, STREETSCAPE AND BUILD-TO-LINE REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 1.26 acres at 1431 Las Vegas Boulevard South (APN 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest position letter by JoNell Thomas
6. Submitted at meeting – Letters in support of high rise development by Laurie and John Baker

MOTION:

EVANS – DENIED – Motion carried with STEINMAN and GOYNES voting NO and TRUESDELL abstaining because he owns property within the notification area

NOTE: COMMISSIONER DAVEPORT disclosed that he has been supportive of ASSEMBLYWOMAN CHRIS GUINCHIGLIANI during her County Commission campaign but that it would not affect his ability to vote on the items.

To be heard before the City Council on 9/6/2006

MINUTES:

NOTE: See Item 36 for all related discussion.

7:15 – 8:12
1-2637/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RESCIND PREVIOUS ACTION - SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 09/06/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

Submitted after final agenda – Abeyance letter from Reagan National Advertising of Nevada

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

MINUTES:

The applicant for Item 39 [SUP-13376 – Rescind] and Item 40 [SUP-13376] was unable to attend this meeting and asked an abeyance to the 9/7/2006 Planning Commission meeting.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RECONSIDER - SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 09/06/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance letter from Reagan National Advertising of Nevada

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

MINUTES:

The applicant for Item 39 [SUP-13376 – Rescind] and Item 40 [SUP-13376] was unable to attend this meeting and asked an abeyance to the 9/7/2006 Planning Commission meeting.

(6:05 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-13820 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WALL STREET NEVADA PS, LLC - Request for a Site Development Plan Review FOR TWO PROPOSED 634 FOOT, 50 STORY MIXED USE TOWER DEVELOPMENTS CONTAINING 25,591 SQUARE FEET OF RETAIL SPACE; 1,190 RESIDENTIAL UNITS; AND A 12 STORY 837,425 SQUARE FOOT WHOLESALE SHOWROOM FACILITY on 7.84 acres at the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 through 162-04-513-015), M (Industrial) Zone under resolution of intent to C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **TABLED** per applicant's request.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (not applicable) and Staff Report (not applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letter by Earl Hawley
6. Submitted after final agenda – Abeyance letter from Kummer Kaempfer Bonner Renshaw & Ferrario

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 41 – SDR-13820

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicant requested to table Item 41 [SDR-13820] as they are working out some road alignment and traffic issues for that project.

(6:05 – 6:08)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-14101 – ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 15,000 SQUARE-FOOT RETAIL DEVELOPMENT (DRUG STORE) AND A 2,463 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH on 2.49 acres at the northeast corner of Centennial Center Boulevard and Ann Road (APN 125-27-411-010), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated July 31, 2006
5. Justification Letter dated June 6, 2006
6. Protest Letter from Bud Buehler

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, indicated that staff supported the improvement.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 44 – SDR -14101

MINUTES – Continued:

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:12 – 8:15)

1-2398

CONDITIONS:

Planning and Development

1. Conformance to all conditions of approval for the master development plan for the site, SDR-2208, except as amended by conditions herein.
2. The previously-approved Site Development Plan Review for the subject portion of the development site, SDR-5989, shall be expunged.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-14774 and Site Development Plan Review SDR-14777 shall be required.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/06/06, except as amended by conditions herein.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006

Planning and Development Department

Item 42 – SDR -14101

CONDITIONS – Continued:

8. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect gated and roofed trash enclosures and a loading zone for each building.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All signage shall be in conformance with the approved Master Sign Plan for the subject site.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the updated Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 42 – SDR -14101

CONDITIONS – Continued:

turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for the Centennial Gateway Commercial Subdivision and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-14796 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE) on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 09/06/2006

NOTE: COMMISSIONER DAVENPORT disclosed long-past and concluded business dealings with MR. ROBINS which would not influence his vote.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 43 [ZON-14796], Item 44 [VAR-14797], Item 45 [WVR-15056] and Item 46 [SDR-14795].

JOHN KORKOSZ, Planning and Development Department, advised that staff supported the infill development as an innovative solution with compatible density.

GEOFF ROBINS, 3320 Sunrise Avenue, Suite 101, appeared on behalf of the applicant and concurred with the conditions.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 43 – ZON-14796

MINUTES – Continued:

DAVE WOOTEN, 833 Clarkway, stated that he and other neighbors had originally opposed the project. However, he and those he has spoken with now support the much improved development.

MARGO WHEELER, Director of Planning and Development, clarified the record as to an amendment to Condition 3 of the Site Development Plan Review.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 43 [ZON-14796], Item 44 [VAR-14797], Item 45 [WVR-15056] and Item 46 [SDR-14795].

(8:31 – 8:36)

2-1364

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-14795) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate overpaving on Tonopah Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. Offsite public sewer improvements may be required to address capacity issues associated with this project.
5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF AUGUST 10, 2006

Planning and Development Department

Item 43 – ZON-14796

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-14797 – VARIANCE RELATED TO ZON-14796 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Variance TO ALLOW AN R-PD DEVELOPMENT TO BE 1.62 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)], Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 09/06/2006

NOTE: COMMISSIONER DAVENPORT disclosed long-past and concluded business dealings with MR. ROBINS which would not influence his vote.

MINUTES:

NOTE: See Item 43 [ZON-14796] for related discussion.

(8:31 – 8:36)

2-1364

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14796), Site Development Plan Review (SDR-14795), Waiver (WVR-15056) shall be required.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 44 – VAR-14797

CONDITIONS – Continued:

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-15056 - WAIVER RELATED TO ZON-14796 AND VAR-14797 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Waiver to Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO EXCEED 200 FEET on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)], Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 09/06/2006

NOTE: COMMISSIONER DAVENPORT disclosed long-past and concluded business dealings with MR. ROBINS which would not influence his vote.

MINUTES:

NOTE: See Item 43 [ZON-14796] for related discussion.

(8:31 – 8:36)

2-1364

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14796), Site Development Plan Review (SDR-14795), and Variance (VAR-14797) shall be required.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 45 – WVR-15056

CONDITIONS – Continued:

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-14795 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-14796, VAR 14797 AND WVR-15056 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Site Development Plan Review FOR A PROPOSED EIGHT LOT RESIDENTIAL SUBDIVISION on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)], Ward 5 (Weekly).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 3 as read for the record as follows:

3. All development shall be in conformance with the site plan date stamped 7/11/06 and the landscape and building elevations date stamped 06/28/06, except as amended by conditions herein.
– UNANIMOUS

To be heard by City Council on 09/06/2006

NOTE: COMMISSIONER DAVENPORT disclosed long-past and concluded business dealings with **MR. ROBINS** which would not influence his vote.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 46 – SDR-14795

MINUTES:

NOTE: See Item 43 [ZON-14796] for related discussion.
(8:31 – 8:36)

2-1364

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14796), Waiver (WVR-15056), and Variance (VAR-14797) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/28/06, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, and 15 feet in the rear. Detached accessory structures depicted on the site plan and the elevations shall adhere to the aforementioned development standards.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 46 – SDR-14795

CONDITIONS – Continued:

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The private drive as shown will require an approved waiver for a drive length in excess of 200 feet. If a waiver is not approved this site plan shall be null and void or the site must be redesigned to meet current codes.
13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
14. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
16. Site development to comply with all applicable conditions of approval for ZON-14796 and all other subsequent site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-13881 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Variance TO ALLOW 103 PARKING SPACES WHERE 167 SPACES ARE REQUIRED AND TO ALLOW TWO LOADING ZONES WHERE THREE ARE REQUIRED IN CONJUNCTION WITH A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter Dated June 30, 2006
5. Justification Letters dated May 30, 2006

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 47 [VAR-13881], Item 48 [VAR-14355], Item 49 [SUP-13877], Item 50 [SUP-13882], Item 51 [SUP-13884] and Item 52 [SDR-13880].

DOUG RANKIN, Planning and Development Department, stated that the revised parking standard for shopping centers reduced the amount required, but a variance is still necessary. The

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 47 – VAR-13881

MINUTES – Continued:

project is overbuilt and a smaller project could conform to the code requirements. Staff also cannot support waivers of landscaping and recommended denial of all applications.

JOHN LOPEMAN, 11145 South Eastern Avenue, Suite #130, appeared on behalf of the applicant. This project is within the redevelopment area where there are no commercial vacancies. A marketing analysis reflects a high demand for the proposed uses. The supper club use would target pedestrian access through the proposed landscaping from the neighborhood, thus requiring less parking. The variance from the residential setback is required by a parapet which screens the mechanics for aesthetic purposes. The actual roof is only one foot higher than that permitted by code, thus requiring the greater residency setback.

MYRNA BUCKSKIN, a neighbor, did not oppose the shopping center, but expressed concern with traffic and deliveries along the alley abutting their homes. Without a surrounding block wall, customers will use that busy alley as a thoroughfare. That is a greater concern given the possible impact of alcohol consumption at the supper club.

MR. LOPEMAN outlined work with City staff to relocate access from the alley to Eastern; however, alley access is required for Fire Services. Further adjustment of the access would also decrease parking. They would agree to install a block wall along the east property line, but along the south would preclude pedestrian access.

COMMISSIONER DUNNAM indicated that he believes the project will be successful, but that very success would cause impacts that would not allow him to support the project.

CHAIRMAN TROWBRIDGE discussed the church and similar uses within the distance proximity permitted. MR. LOPEMAN responded that the auto title loan use had been eliminated. The church and daycare involved is no longer in business. MR. RANKIN confirmed that the daycare is closed, but the church across Eastern Avenue is to the south of this project. MR. LOPEMAN stressed that the amount of landscaping will be met, in a smaller landscaping area, in order to maximize parking on this difficult sized and shaped lot. Failure to obtain the landscaping waiver would further reduce the available parking. CHAIRMAN TROWBRIDGE agreed that it is an unusually long, rectangular parcel.

COMMISSIONER STEINMAN recommended that removing the building in the back would address the problem or some type of redesign. MR. LOPEMAN responded that that option made the project infeasible. MR. RANKIN clarified for COMMISSIONER STEINMAN the roof height, parapet screen and the impact on the residency setback. There was further discussion of a crash gate blocking general access to the alley.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 47 – VAR-13881

MINUTES – Continued:

COMMISSIONER EVANS pointed out that the comments appeared to agree that the parcel would be overbuilt. MARGO WHEELER, Director of Planning and Development, suggested that abeyance of the applications would only be useful if the applicant would agree to a redesign. CHRIS SHELTON, the developer, confirmed that the difficult lot shape would make it impossible to develop with reduced square footage. That is why the previous project fell through. His funding is in place and he would like to go forward on schedule.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 47 [VAR-13881], Item 48 [VAR-14355], Item 49 [SUP-13877], Item 50 [SUP-13882], Item 51 [SUP-13884] and Item 52 [SDR-13880].

(8:36 – 9:01)

2-1578

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-14355 - VARIANCE RELATED TO VAR-13881 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70.75 FEET IS REQUIRED FOR A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 30, 2006
5. Justification Letter dated May 30, 2006

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 47 [VAR-13881] for related discussion.
(8:36 – 9:01)
2-1578

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-13877- SPECIAL USE PERMIT RELATED TO VAR-13881 AND VAR-14355 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT WITH WAIVERS OF THE MINIMUM SIZE REQUIREMENT AND DISTANCE SEPARATION REQUIREMENTS FROM A RESIDENTIAL USE AND FROM NINE SIMILAR USES on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 30, 2006
5. Justification Letter dated May 30, 2006

MOTION:

DAVENPORT – Accepted the WITHDRAWAL WITHOUT PREJUDICE – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 47 [VAR-13881] for related discussion.

(8:36 – 9:01)

2-1578

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-13882 - SPECIAL USE PERMIT RELATED TO VAR-13881, VAR-14355, AND SUP-13877 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A CHURCH on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 30, 2006
5. Justification Letter dated May 30, 2006

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 47 [VAR-13881] for related discussion.

(8:36 – 9:01)

2-1578

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-13884 - SPECIAL USE PERMIT RELATED TO VAR-13881, VAR-14355, SUP-13877 AND SUP-13882 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Special Use Permit FOR A GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT WITHIN A PROPOSED RESTAURANT on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 30, 2006
5. Justification Letter dated May 30, 2006

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 47 [VAR-13881] for related discussion.

(8:36 – 9:01)

2-1578

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-13880 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-13881, VAR-14355, SUP-13877, SUP-13882 AND SUP-13884 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Site Development Plan Review FOR A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter dated June 30, 2006
5. Justification Letter dated May 30, 2006

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 47 [VAR-13881] for related discussion.

(8:36 – 9:01)

2-1578

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-14734 – VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

15

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest from Naomi Sloan
6. Submitted after final agenda – Protest letter by Frank Malmstedt and protest log
7. Submitted at meeting – Protest petition with nine signatures

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 53 [VAR-14734], Item 54 [VAR-14735] and Item 55 [SUP-15027].

JOHN KORKOSZ, Planning and Development Department, advised that the need for the variances is self-induced. Staff does not support the configuration for the home or the overly

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 53 – VAR-14734

MINUTES – Continued:

intense amateur radio tower at the proposed height as they are not compatible with the surrounding area.

STEVEN PORTNOFF, 1345 Ragwood Drive, explained that the reorientation promotes solar use as well as permits a pool and circular drive. One of the encroachments provides for a pillar and portion of a patio cover roof. The six-foot wall is required for the pool. If the measurements were taken from the property line to the cul-de-sac bulb, no variance would be required. He described the encroachments as minimal and consistent with the Richmond American homes that are his neighbors. He just recently purchased the property and has not met with his neighbors; however, amateur radio is not a commercial use, but a hobby. Many members, including himself, volunteer with civil emergency and emergency management programs for the benefit of the community. He presented photographs of poles and towers in the area to demonstrate other more intrusive poles which already exist in the area. His antenna would not be intrusive.

COMMISSIONER GOYNES noted that others did not agree that the antenna would not be intrusive, including a neighbor on Lisa Lane who has protested the application. CHAIRMAN TROWBRIDGE discussed with MR. PORTNOFF that six other homes are under construction that will have access to O'Bannon Drive and encouraged him to obtain written support by the nearest neighbors.

TOM PASILLY, 2113 Diamond Peak Court, described the antenna tower as excessive. Despite the many gated communities, he noted a letter with signatures in opposition and everyone he spoke with was opposed. He drove along Hacienda to see another antenna in order to determine the impact. The comparisons made by the applicant are poles scattered all over town for the use of the community. This antenna is not and they oppose it even if it were reduced in height. He also objected to the home fronting O'Bannon.

NANCY URMAN, an O'Bannon resident, objected and read as well as submitted a letter into the record. While everyone is entitled to build a home, it should have a residential look.

COMMISSIONER EVANS pointed out that those most impacted are opposed. He confirmed with MR. PORTNOFF that the antenna could not be co-located. While he could support the variances despite the cause being self-imposed, he could not support the antenna.

COMMISSIONER STEINMAN discussed with staff the reason for the definition of front yard and that the code permits a pool in that front yard so long as it is within the setback and properly fenced. However he could not support a six-foot block wall along the neighbors' cul-de-sac access where code would only permit four-foot with the top two feet open. MARGO WHEELER, Director of Planning and Development, pointed out that the six-foot wall could be installed beyond the setback line, around the pool itself.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 53 – VAR-14734

MINUTES – Continued:

MR. PORTNOFF questioned out far in the wall would have to be built to meet the setback. Staff answered the wall would have to be inside the 20 foot setback. STEPHANIE NELSON, engineer, assured COMMISSIONER STEINMAN that the block wall was not proposed along O'Bannon and would be a wrought iron decorative fence. The home fronts the defined rear yard. The variance for the wall is set back four feet from the pavement to allow for rock, although that could be spruced up along the wall. It would not create any public safety issue and the wall could be enhanced for aesthetic purposes. She also indicated that there is an additional 25 foot drainage easement with Richmond American Homes to be considered. MR. PORTNOFF added that those homes are only required to have four foot setbacks. Lastly, the majority of the setbacks are being provided or exceeded with just very slight encroachments at certain points.

COMMISSIONER DAVENPORT confirmed with MR. PORTNOFF that there are no CC&Rs to prevent the requested reorientation of the home and variances. MR. PORTNOFF stated he purchased the land believing he could build facing O'Bannon because other homes do so. COMMISSIONER DAVENPORT indicated he could better support variances for encroachments where the home turned back. The reorientation is not fair to the neighbors who would then look at his back yard. Likewise he could not support the intrusive antenna.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 53 [VAR-14734], Item 54 [VAR-14735] and Item 55 [SUP-15027].

(9:01 – 9:34)

2-2658/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-14735 – VARIANCE RELATED TO VAR-14734 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 13 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND 29 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

15

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest from Naomi Sloan
6. Submitted after final agenda – Protest letter by Frank Malmstedt and protest log
7. Submitted at meeting – Protest petition with nine signatures

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 53 [VAR-14734] for related discussion.

(9:01 – 9:34)

2-26583-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-15027 - SPECIAL USE PERMIT RELATED TO VAR-14734 AND VAR-14735 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT HIGH AMATEUR RADIO ANTENNA TOWER on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

19

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protests from Hanna Sweis, Robert Worthen, Joe Stockett, Marvin Morrow, Naomi Sloan
6. Submitted after final agenda – Protest letters by Frank Malmstedt and Cheryl-Beth Reineke and protest log
7. Submitted at meeting – Protest petition with nine signatures

MOTION:

DAVENPORT – DENIED – UNANIMOUS

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 53 [VAR-14734] for related discussion.

(9:01 – 9:34)

2-2658/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-14768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VITALY SCHERBO - Request for a Variance TO ALLOW 54 PARKING SPACES WHERE 113 SPACES ARE REQUIRED on 1.39 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
6. Submitted after final agenda – Protest letter by Nile Leatham
7. Submitted at meeting – Photographs by Brandy Hoppins in opposition

MOTION:

GOYNES – DENIED – MOTION carried with TROWBRIDGE and EVANS voting NO and TRUESDELL abstaining because he owns an interest in a shopping center within the notice area

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 56 [VAR-14768] and Item 57 [SDR-13796].

DOUG RANKIN, Planning and Development Department, summarized that the applicant would build an additional gymnasium on the existing parking lot and not add any additional parking. Staff cannot support the 52% parking variance.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 56 – VAR-14768

MINUTES – Continued:

LEE BIGALOW, architect, and VITALY SCHERBO were present. There are no parking regulations specifically for a gymnasium. Because of the space taken up by equipment, the parking calculation is far greater than that actually required. MR. BIGALOW described that the additional facility would be for a medal-level team training. Of the 61 available spaces, 24 have never been used in 9 years. Additional parking would only be necessary if the building were sold for another use.

MR. RANKIN explained that the parking calculation was based on a recreational facility. MR. SCHERBO described his experience with gymnastics, the athlete/instructor ratio and stated that most parents drop off the students. This additional gym is essential to provide separate space for the team versus the cultural gymnastic students. CHAIRMAN TROWBRIDGE confirmed with MR. SCHERBO that the facility would never be used to host competition events.

STEVE REITER, 3410 Bronco, MONICA LAMAN, 6125 Buckskin, BRANDY HOPPINS, 3371 Bronco, JIM and FRANCES SISK, 3443 Bronco, all appeared in opposition and described existing parking problems that intrude on the surrounding commercial properties and residential neighborhood, obstruction of vehicular traffic and creation of hazardous conditions for students of the facility and neighborhood residents. Traffic conditions are especially bad during peak traffic hours and on Saturdays. Photographs were provided to substantiate the parking difficulties. A question was raised with what would prevent adding more students or changing the use. There is another concern with an access provided through this site by the mini-storage facility fronting Jones Boulevard. This is bringing more commercial into a land-locked rural residential neighborhood. MS. HOPPINS walked the neighborhood and all the neighbors she spoke with were in opposition.

MR. SCHERBO offered several explanations for the parking difficulties and offered to order the parents of his students to utilize the back parking and install signage prohibiting street parking. Although he would love to add more classes, it would not work with even the increased space. MR. BIGALOW responded that the access from the mini-storage facility is a crash gate required by the Fire Department.

COMMISSIONER GOYNES discussed with the applicant and BART ANDERSON, Public Works Department, that it would not be possible for the applicant to post binding no-parking signage without going through the necessary City process. CHAIRMAN TROWBRIDGE discussed with MR. SCHERBO and MR. BIGALOW that it would not be possible to install a door providing access from the rear parking because of the placement of equipment. MS. HOPPINS indicated that promises were made to her about the speeding and parking situation in the past and then nothing was done.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 56 – VAR-14768

MINUTES – Continued:

CHAIRMAN TROWBRIDGE indicated that he has experience with this type of sports activity and the problems for the operator as well as the neighbors. While he applauded the concept, he expressed concern with what would happen if the operation ever relocated and another use filled the space. He suggested putting a time-limit on the variance. COMMISSIONER DAVENPORT also expressed concern with doubling the space when there is already a parking problem with the existing space. COMMISSIONER EVANS noted that there is unused parking while people park on the street. CHAIRMAN TROWBRIDGE outlined that gymnastics is unique because of the amount of square footage required by a minimal number of people.

COMMISSIONER DUNNAM pointed out that C-1 zoning adjacent to R-E with P-R along a major thoroughfare as exists here would not be approved by this Commission today. His daughter attended the facility. The problem is with the overlap of parents dropping off and picking up ten minutes on either side of every hour creating a short-term but major parking problem. He could not support increasing space without additional parking.

COMMISSIONER STEINMAN agreed that parents do not want to use the parking lot because it is congested or park in the back despite the sidewalk along the building. Adding space and people to that existing problem will only increase the problem. He could only support the situation with a redesign of the parking lot.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 56 [VAR-14768] and Item 57 [SDR-13796].

(9:34 – 10:14)
3-437

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-13796 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-14768 - PUBLIC HEARING - APPLICANT/OWNER: VITALY SCHERBO - Request for a Site Development Plan Review FOR A PROPOSED 10,542 SQUARE FOOT, TWO STORY ADDITION TO AN EXISTING GYMNASTIC SCHOOL on 1.39 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	5
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
6. Submitted after final agenda – Protest letter by Nile Leatham
7. Submitted at meeting – Photographs by Brandy Hoppins in opposition

MOTION:

GOYNES – DENIED – MOTION carried with TROWBRIDGE and EVANS voting NO and TRUESDELL abstaining because he owns an interest in a shopping center within the notice area

To be heard by City Council on 09/06/2006

MINUTES:

NOTE: See Item 56 [VAR-14768] for related discussion.

(9:34 – 10:14)

3-437

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-14759 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OWENS STAR, LLC - Request for a Variance TO ALLOW 124 PARKING SPACES WHERE 171 SPACES ARE REQUIRED on 2.6 acres at 3955 East Owens Avenue (APN 140-30-102-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Clifford Zimbelmann
6. Submitted after final agenda – Additional justification letter

MOTION:

DUNNAM – Motion to **TABLE** Item 1 [TMP-14763] and Item 41 [SDR-13820]; **HOLD IN ABEYANCE** Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and **STRIKE** Item 58 [VAR-14759] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, withdrawn without prejudice or tabled. Letters are on file for each of the requests.

Staff and the applicant requested that Item 58 [VAR-14759] be stricken as the parking Ordinance became effective on Sunday; therefore, the Variance is no longer needed.

(6:05 – 6:10)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RQR-13595 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: SDL INC - Required Two Year Review of an approved Special Use Permit (SUP-3269) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1205 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

NOTE: THE CORRECT WARD FOR THIS ITEM IS WARD 3 (REESE).

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Letter for SUP-3269
5. Submitted after final agenda – Protest letter by Timothy Long

MOTION:

DAVENPORT – DENIED – MOTION carried with TROWBRIDGE, GOYNES and EVANS voting NO

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, reported that staff does not support the sign continuing at the location as it is incompatible and perpetuates the over abundance of signs in the area.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006

Planning and Development Department

Item 59 – RQR-13595

MINUTES – Continued:

ANDY BILANZICH, 1775 North Warm Springs Road, concurred with the conditions. This is the first review of a sign barely two-years old. Pole covers were done to match the existing building.

COMMISSIONER DAVENPORT noted that both the Commission and staff voted against the original application that was approved by Council. The area has not changed. COMMISSIONER EVANS indicated that he would support the sign because it has been maintained and there are other signs in the area with greater separation issues.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(10:14 – 10:17)

3-1853

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-14377 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBOX II - APPLICANT: DOS COMPADRES, INC OWNER: MARIANA'S ENTERPRISES - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED IN AN EXISTING SUPERMARKET; A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND A WAIVER OF THE 1,000 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 3631 West Sahara Avenue (APN 162-08-101-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 09/06/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Moran & Associates

MOTION:

DUNNAM – Motion to TABLE Item 1 [TMP-14763] and Item 41 [SDR-13820]; HOLD IN ABEYANCE Item 4 [VAR-14313] and Item 5 [SDR-14311] to the 8/24/2006 Planning Commission Meeting; Item 23 [ZON-13854], Item 24 [VAR-13853], Item 25 [VAC-13850], Item 26 [SDR-13852], Item 39 [SUP-13376 – Rescind], Item 40 [SUP-13376] and Item 60 [SUP-14377] to the 9/7/2006 Planning Commission Meeting; Item 29 [ZON-13896], Item 30 [VAR-13900], Item 31 [SUP-13902], Item 32 [SUP-13903] and Item 33 [SDR-13904] to the 9/21/2006 Planning Commission Meeting; and STRIKE Item 58 [VAR-14759] – UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 60 – SUP-14757

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, withdrawn without prejudice or tabled. Letters are on file for each of the requests.

The applicant requested that Item 60 [SUP-14377] be held in abeyance, but did not indicate the reason. Staff supported the request.

(6:05 – 6:10)

1-60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-14757 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MASSAGE ENVY - OWNER: WITCH KYLE, LLC - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, A WAIVER FROM THE 1,000 FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT AND A WAIVER FROM THE HOURS OF OPERATION RESTRICTION at 7175 West Lake Mead Boulevard (APN 138-22-701-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 1 (TARKANIAN).

C.C.: 09/06/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – MOTION carried with DUNNAM voting NO

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, explained staff cannot support the request which does not meet all the conditions of Title 19.04.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 61 – SUP-14757

MINUTES – Continued:

STEVE COOK, 19506 North 41st Lane, Glendale, Arizona, advised that he is the franchise owner and regional developer for Massage Envy in Arizona and Southern Nevada. He presented documentation that was not submitted for the record to demonstrate that this is not the unwholesome massage parlor of old. This is similar to the day spa that offers massage, but at extremely inconvenient times, locations and high prices. This national franchise fills a void for legitimate massage at convenient times and locations at affordable prices. The restrictions this would violate were to prevent proliferation of old style massage parlors and parents answering difficult questions.

MR. COOK outlined the rigorous background check for all franchisees and employees are licensed professionals and not independent contractors. The franchise goes to great lengths to protect its integrity. He promised that the business would not be allowed to go to the dark side. The franchise is being pursued by major national retail developers because of its reputation. The International Council of Shopping Centers recently named this franchise as one of the nation's top five new retail establishments. The franchise is involved in a number of high-profile charity functions with legitimate foundations. The proximity of the school and other massage facility does not cause any untoward situation or violate the intent of the law for which the restrictions were put in place.

Lastly, MR. COOK outlined his two-year search for an acceptable location and stressed that the facility is intended to serve locals and not tourists. There will be no catering to tourists, fees paid to taxi drivers or other efforts to target tourists.

COMMISSIONER EVANS supported the application but encouraged MR. COOK to carefully watch his operators. MR. COOK assured him that franchisees are closely monitored.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(10:17 – 10:25)

3-1976

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Massage Establishment use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5206) and Site Development Plan Review (SDR-5711) shall be required.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 61 – SUP-14757

CONDITIONS – Continued:

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. A Waiver to allow the business to be open from 8:00 a.m. to 10:00 p.m. where 8:00 a.m. to 9:00 p.m. are the hours allowed is hereby approved.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-14760 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SH ARCHITECTURE - OWNER: STATE OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED FIVE STORY 80,262 SQUARE FOOT OFFICE BUILDING AND A THREE STORY 105,920 SQUARE FOOT PARKING GARAGE on 7.61 acres at 215 East Bonanza Road (APN 139-27-803-001), C-V (Civic) Zone, Ward 5 (Weekly). [NOTE: The correct acreage should be 1.61 acres rather than 7.61 acres]

C.C.: 09/06/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 2 as read for the record as follows:

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/03/06, except as amended by conditions herein.
- **UNANIMOUS** with **EVANS** abstaining because the applicant is his employer

To be heard by City Council on 09/06/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, assured the Commission that the removal of the existing building and proposed building are consistent with the zoning, site plan and meets all requirements. He corrected the acreage within the application and recommended a correction to Condition 2.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 62 – SDR-14760

MINUTES – Continued:

KEVIN GOUVEIA, SH Architecture, 7373 Peak Drive, Suite 250, appeared on behalf of the applicant. He clarified for the record the acreages and the date stamp for Condition 2. The developer worked with NDOT's to be fully compliant with Project Neon. There was discussion regarding the definition of reflective glazing under the Federal Government. He discussed with BART ANDERSON, Public Works Department, that the intent of the condition regarding sidewalk and curbing is for repair of any broken before or during construction. No drainage study is required for infill projects under two acres unless specifically imposed. MR. ANDERSON agreed to work with the applicant regarding to the conditions between now and the City Council hearing. MR. GOUVEIA concurred.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.
(10:25 – 10:34)

3-2350

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/06, except as amended by conditions herein.
3. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
4. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 62 – SDR-14760

CONDITIONS – Continued:

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-14761 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AHERN RENTALS OWNER: DON AND PAUL L.L.C. - Request for a Site Development Plan Review FOR 7,104 SQUARE FEET OF AUTO PAINT AND BODY REPAIR SHOP CONTAINED IN THREE BUILDINGS on 1.48 acres at 1915 West Bonanza Road (APN 139-28-401-001, 002, 003, 024 and a portion of 139-28-411-001), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to C-M (Commercial Industrial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, reported that the area is largely commercial and industrial. The addition is compatible.

ROBERT GROSBECK, 5820 South Pecos, appeared on behalf of the applicant and concurred with all conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(10:34 – 10:36)

3-2771

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 63 – SDR-14761

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Review (4015) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/06, except as amended by conditions herein.
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. Major or Minor Auto Repair, as defined in Title 19.20, is not permitted on the site without approval of the appropriate permits from the City of Las Vegas.
10. A reversionary map must be approved, prior to the issuance of building permits, to remove lot lines that bisect any current or proposed structure.

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 63 – SDR-14761

CONDITIONS – Continued:

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Coordinate with the City Surveyor to determine if Mapping is necessary; comply with the recommendations of the City Surveyor.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Landscape and maintain all unimproved rights-of-way on Bonanza Road adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.
16. The westernmost driveway shall be an emergency access crash gate unless determined otherwise in the approved traffic Impact analysis required with Zoning Reclassification ZON-13837.
17. Site development to comply with all applicable conditions of approval for ZON-13837 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

TXT-15218 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.030 to add the requirement for a separate neighborhood meeting prior to the Planning Commission meeting.

THIS ITEM WILL BE FORWARDED TO COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

Conditions and Staff Report

MOTION:

DAVENPORT – APPROVED subject to condition – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARGO WHEELER, Director, Planning and Development Department, indicated that the text amendment will codify current policy recommending neighborhood meetings be held by applicants for general plan amendment and major modifications. An instruction sheet would be provided for how such a meeting will be noticed, appropriate times and dates and a requirement that an affidavit with a copy of the notice and a list of those noticed be provided as part of the public record.

COMMISSIONER TRUESDELL indicated that this was a great idea, but questioned the structure for the location of the meeting. MS. WHEELER answered that the proposed form identifies the appropriate commencement would be between 5:30 and 6:30 p.m., Monday through Thursday but at least ten days prior to the public hearing and that the notice be mailed ten days prior to the neighborhood meeting. It precludes meetings on Planning Commission

PLANNING COMMISSION MEETING OF AUGUST 10, 2006
Planning and Development Department
Item 64 – TXT-15218

MINUTES – Continued:

evenings, Fridays and that the location must be as close as possible to the subject site. The notice must be faxed to City staff for review prior to mailing. This will allow staff to ensure the appropriateness of the location, time and that staff is available to monitor the meeting.

COMMISSIONER STEINMAN supported the idea and encouraged expanding it to include rezoning requests and any large project. MS. WHEELER responded that the requirement would apply to general plan amendments and major modifications, but the recommendation would remain for other applications as appropriate. Staff will certainly encourage neighborhood meetings when they are aware it would be appropriate.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.
(10:36 – 10:42)

3-2849

CONDITIONS:

1. Title 19.18.030 (C) (8) is hereby amended to add the following new section:

General Plan Amendment Neighborhood Meeting Requirements.

In addition to all public hearing requirements as required by the city of Las Vegas and Nevada Revised Statutes, a separate neighborhood meeting must be held prior to the Planning Commission meeting to allow residents and interested parties the opportunity to meet with developers informally to provide input and obtain answers to questions.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 10, 2006

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None.

(10:42)

3-3166

MEETING ADJOURNED AT 10:43 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

VICKY DARLING, ASSISTANT DEPUTY CITY CLERK